

Committee Room "E"
City Hall, Saskatoon, SK
Tuesday, April 15, 2014
at 12:00 Noon

MINUTES

OPEN TO THE PUBLIC

MUNICIPAL PLANNING COMMISSION

PRESENT: Janice Braden, Chair
Karl Martens, Vice Chair
Councillor C. Clark
Andy Yuen
Colleen Christensen
James Yachyshen
Jeff Jackson
Planning and Development Director Wallace
Development Review Manager Dawson
Development Review Senior Planner Kotasek-Toth
Committee Secretary Long

1. Minutes

RESOLVED: that the minutes of meeting held on April 1, 2014, be approved.

2. Proposed Rezoning from IL1(H) to IL1 – Canadian National Railway Company
Melville Street
(Files CK. 4351-014-004, PL. 4350-Z34/13)
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The Committee Secretary distributed a copy of a report of the General Manager, Community Services Department, dated March 27, 2014, regarding an application from Canadian National Railway requesting to rezone, by the removal of the Holding Symbol (H), the property on Melville Street in the CN Industrial Area to accommodate the development of the land in accordance with permitted uses in the IL1 District.

Development Review Manager Dawson was in attendance and presented the report.

RESOLVED: that a report be submitted to City Council at the time of the public hearing recommending that the proposed amendment to Zoning Bylaw 8770 to rezone a portion of Lot 16, Block 536, Plan 66S18566 and a portion of Plan 102018529 from an IL1(H) – Light Industrial District to an IL1 – Light Industrial District – removal of Holding Symbol (H), be approved.

3. Neighbourhood Infill Development Strategy
Proposed Garden and Garage Suite Regulations
(Files CK. 4350-63, PL. 4115-OCP-11/14 and PL. 4350-Z12/14)

The Committee Secretary distributed a copy of a report of the General Manager, Community Services Department, dated March 26, 2014, requesting approval of bylaw amendments required to provide for the implementation of garden and garage suites within the City of Saskatoon.

Senior Planner Kotasek-Toth, Development Review, Planning and Development Division, was in attendance and presented the report.

Discussion followed and the Administration confirmed the following:

- Each request will be referred to Saskatoon Fire to ensure access as well as all building code requirements are met. Access from the front street will be required.
- There are no changes to existing policies regarding back lane maintenance at this time.
- Concerns and issues regarding attached garages will be looked at in Phase 2 of the Neighbourhood Level Infill Development Strategy.
- Haultain and North Park neighbourhoods have been added to Category 1 and suite size and height restrictions have been changed.
- Duplexes will not be allowed to have a garden/garage suite as it will result in too much density too fast.
- The process that is currently being used for Discretionary Use applications will be used to inform neighbours of applications for garden and garage suites, however, City Council approval will not be required. If neighbours have concerns, the City will meet to discuss solutions. The City will also ensure that design guidelines are being followed.

- Saskatoon Fire has advised that the garden/garage suites will need to have a unique address to identify them in the event of an emergency. So, the main residence and suite may be identified as A and B (i.e. 3145A Smith Street and 3145B Smith Street).

RESOLVED: that a report be submitted to City Council at the time of the public hearing recommending that the proposed amendments to Official Community Plan Bylaw 8769 and Zoning Bylaw 8770, to allow for garden and garage suites, as outlined in the report of the General Manager, Community Services Department, dated March 26, 2014, be approved.

Mr. Stan Laba left the meeting at 1:05 p.m.

4. Reports to Council
(File No. CK. 175-16)

The Chair provided an update on items which were previously considered by the Commission, and which were considered by City Council at its meeting held on April 14, 2014.

RESOLVED: that the information be received.

5. Land Use Applications Received by the Community Services Department
For the Period Between March 13, 2014, to April 2 2014
(Files CK. 4000-5, PL. 4350-1, PL. 4131-3-9-1, PL. 4132, PL. 4115. PL. 4350, PL 4300)

The Committee Secretary distributed a copy of Clause A1, Administrative Report 6-2014 which was received as information by City Council at its meeting held on April 14, 2014.

RESOLVED: that the information be received.

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6. Next Meeting Date
Municipal Planning Commission
(File No. CK. 175-16)

The Committee Secretary advised that the next meeting of the Commission is scheduled for Tuesday, May 6, 2014, at 12:00 noon in Committee Room "E", Ground Floor, South Wing, City Hall.

The meeting adjourned at 1:15 p.m.

Ms. Janice Braden, Chair